

November 20, 2002

*MSP Redevelopment Project*

# *A Presentation To*

## *The MSP Redevelopment Commission*

**A Review and Discussion of the Framework Plan  
For The  
MSP Redevelopment Project**

*Jefferson City, Missouri*



# *Review*

The Planning Process

The Consensus Plan

Market Analysis

Architectural Elements

Engineering Elements

Environmental Elements

The Master Plan



# *The Preamble*

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**“The Planning Process is On-going”**



## *Consensus Plan*

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### **Task Force Results Concepts, Values and Priorities**

- **Part A – Historic Value of the Property**
- **Part B – Historic Value of the Buildings**
- **Part C – Planning Values**
- **Part D – Potential Uses**

# Consensus Plan

## Review & Input

- Task Force Review & Input
- Public Comment
- Planning Advisory Team



Multiple uses seen for seven areas in prison plan

By KRIS HILGEDICK  
News Tribune

After 16 months of work by task force members and architectural consultants, a consensus plan has

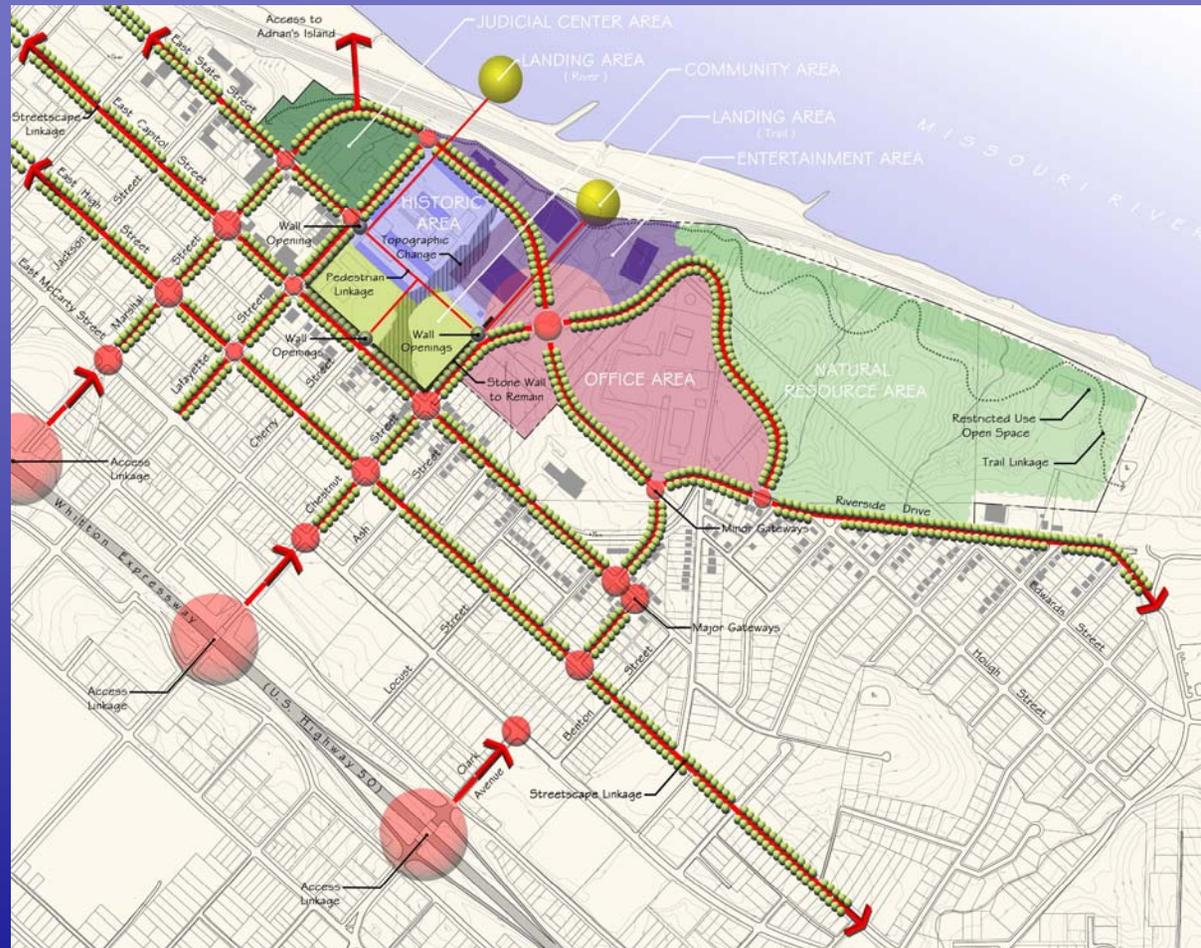


# Consensus Plan

## Program Statement

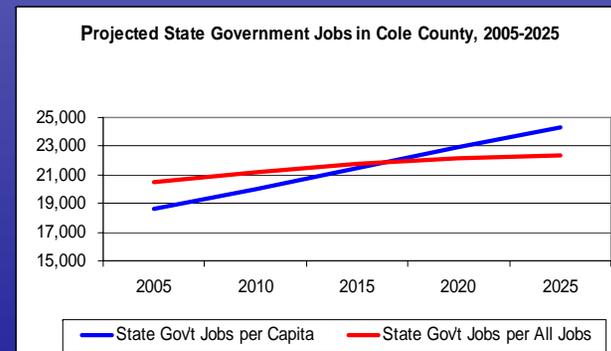
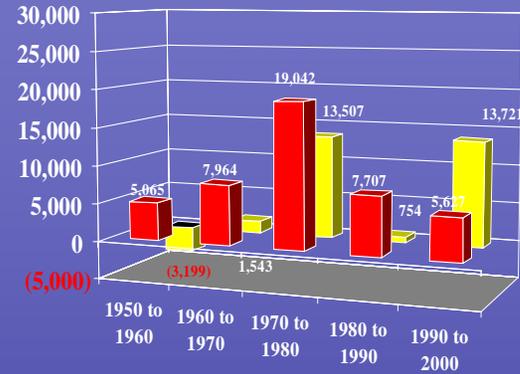
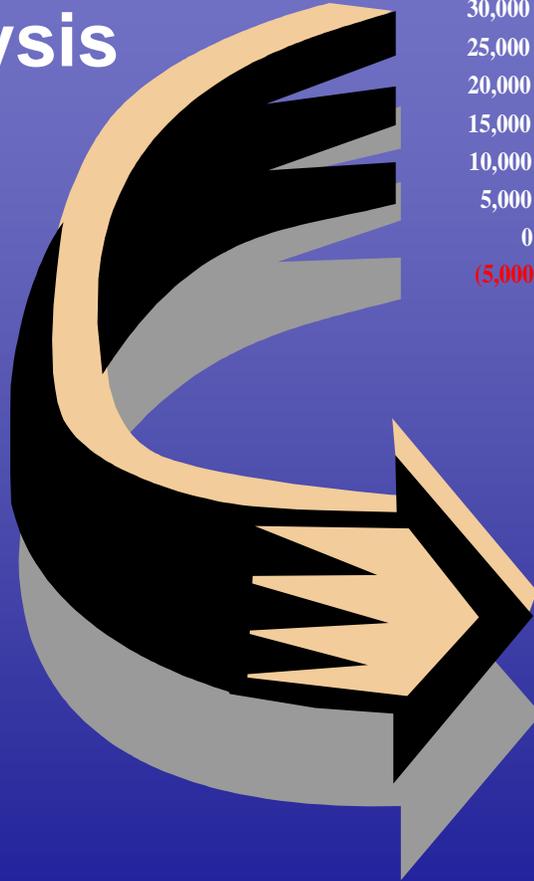
### Program Statement

- Historic Area
- Judicial Center Area
- Community Area
- Office Area
- Landing Area
- Entertainment Area
- Natural Resources Area
- Additional Program Items



# Market Analysis

## Market Analysis



## *Market Analysis*

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### Methodology and Rationale

- Realistic basis for planning and financing
- Projections of market absorption and timing
- Analysis of regional, state & national economic context
- Interviews of public and private officials
- Correlations of past growth with data indicators
- Projections of growth based on indicators
- Conversion of trends to building and land area needs

## *Market Analysis*

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### **Cole County Office & Related Projections**

- **Mid-Missouri should continue to attract population and job holders.**
  - ~ *Attraction is key because of low unemployment rate.*
- **Impetus is continued growth of state government employment.**
  - ~ *Strong multiplier effect creates jobs in other sectors.*
- **State government will grow because state population will grow.**
  - ~ *More government jobs will be needed to support more residents.*
- **Net state office space growth in Cole County should range from 755,000 to 935,000 square feet by 2025.**
  - ~ *Total state office space in the county would be around 3.3 million square feet by 2025.*
  - ~ *Possibly more square feet if historic trends prevail.*
- **Private market would add 600,000 sf of office space.**

## *Market Analysis*

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### **Conditions for Success: Public Assembly Facility**

- **Center of State Government**
- **Statewide and Mid-America associations growth**
  - ~ Religious
  - ~ Social
  - ~ Professional
  - ~ Athletic
  - ~ Political
- **Central location, Ease of Access**
- **State economic growth: More reasons to meet**
- **Sufficient and convenient hotel rooms**

## *Market Analysis*

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### **Public Assembly Facility**

- **Single Open Floor Space to Accommodate up to 2,500 participants**
  - ~ Exhibits
  - ~ Ballroom
  - ~ Large group meetings
- **Separate, Divisible Meeting Areas**
  - ~ 10-15 rooms
  - ~ Combinable
- **Possible performing arts venue**
- **Full service kitchen**
- **Large and well-appointed lobby and pre-event area**
- **Appropriate number of parking spaces**

## *Market Analysis*

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### Conclusions

- **Jefferson City area needs more sites for office development**
  - ~ State government alone could *add* over 750,000 square feet by 2025
  - ~ Private market adds perhaps another 600,000 square feet
  - ~ Plus land for campus settings, parking, road system
- **Public Assembly Facility appears to be a crucial need for accommodating demand & diversifying the local economy**
  - ~ Need to resolve location issues
  - ~ Absolutely need support good quality and walkable hotel rooms
- **MSP site offers solutions to these opportunities**
  - ~ Little else will be ready and available in time
  - ~ Fulfills Governor's order to concentrate state facilities in existing cities (Smart Growth philosophy)

# *Architectural Elements*

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## Architectural Elements



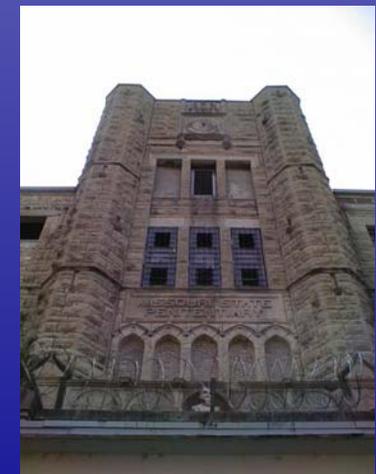
## *Architectural Elements*

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### Task Force Evaluation

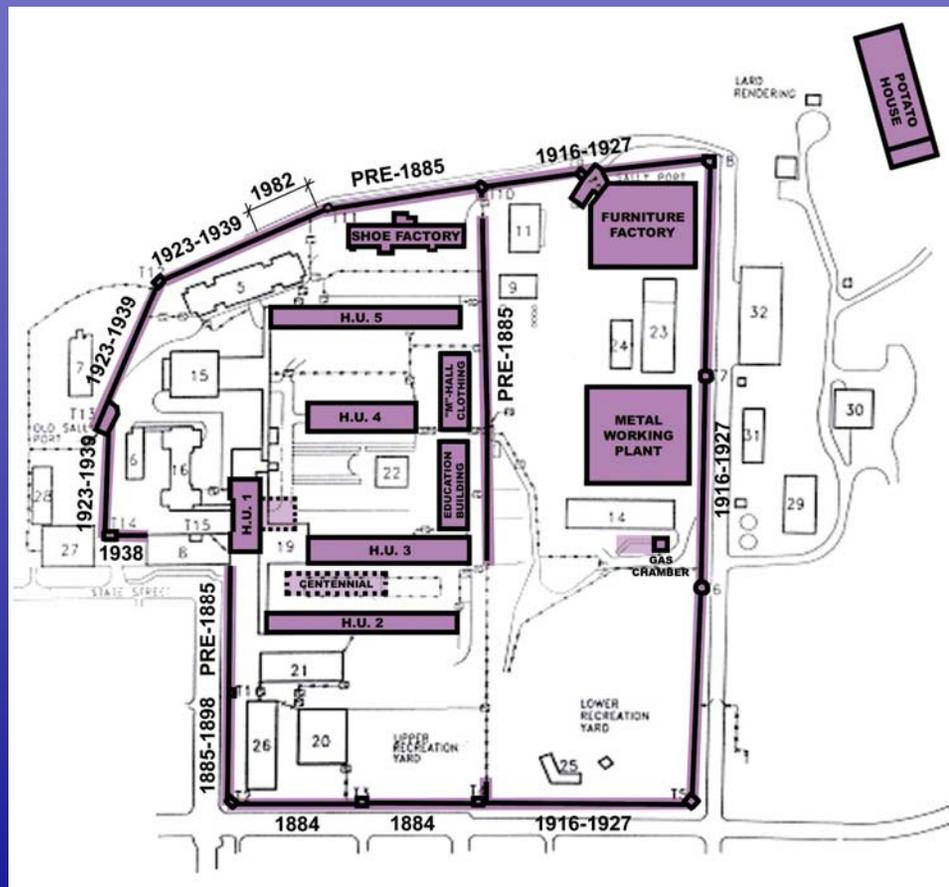
- Top 10 Buildings with Historical Value

1. Housing Unit 4
2. Housing Unit 1
3. Housing Unit 3A & 3B
4. The Wall & Towers (Upper Yard)
5. Gas Chamber
6. Centennial Cells
7. I-Hall
8. The Wall & Towers (Lower Yard)
9. Shoe Factory
10. Potato House



# Architectural Elements

## Buildings Analyzed



- Housing Unit 1
- Housing Unit 2
- Housing Unit 3
- Housing Unit 4
- Housing Unit 5
- Shoe Factory
- Furniture Factory
- Metal Working Plant
- Centennial Cells
- Gas Chamber
- Potato House
- Education Building & Maintenance Building
- Stone Walls

# *Architectural Elements*

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## Buildings Re-Use

- **3 APPROACHES TO BUILDING RE-USE**
  - ~ Preserve & Restore (HU 4)
  - ~ Combination Restore and Adaptive Re-Use (HU 1)
  - ~ Adaptive Re-Use (HU 2)



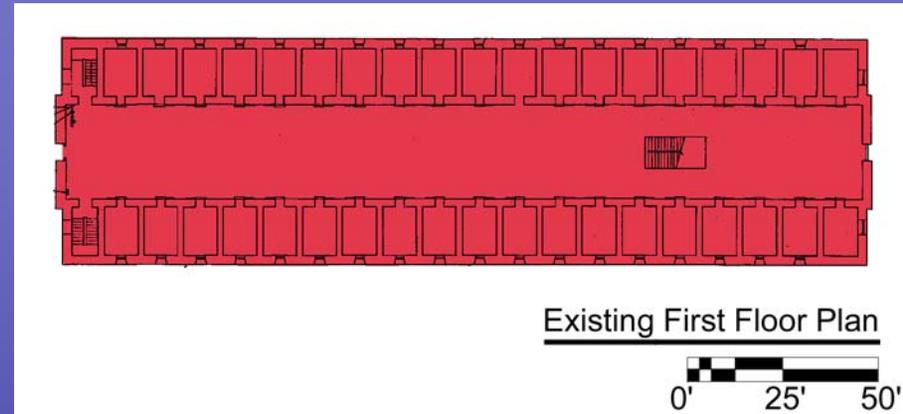
# Architectural Elements

## Housing Unit 4

### Existing Information



View of typical window



Existing First Floor Plan

#### Preservation Zones

-  **Level 1 - Preservation Zone**  
The character & qualities of this zone should be maintained & preserved as the highest priority
-  **Level 2 - Preservation Zone**  
Every effort should be made to maintain and preserve the character and qualities of this zone
-  **Level 3 - Rehabilitation Zone**  
Undertake all work in this zone as sensitive as possible; However, contemporary methods, materials, & designs may be selectively incorporated
-  **Level 4 - Free Zone**  
Treatments in this zone, while sympathetic to the historic qualities & character of the building, may incorporate extensive changes or total replacement through the introduction of contemporary methods, materials & designs



Interior View



View from Northwest

# Architectural Elements

## Housing Unit 4 Possible Uses

### Redevelopment Issues

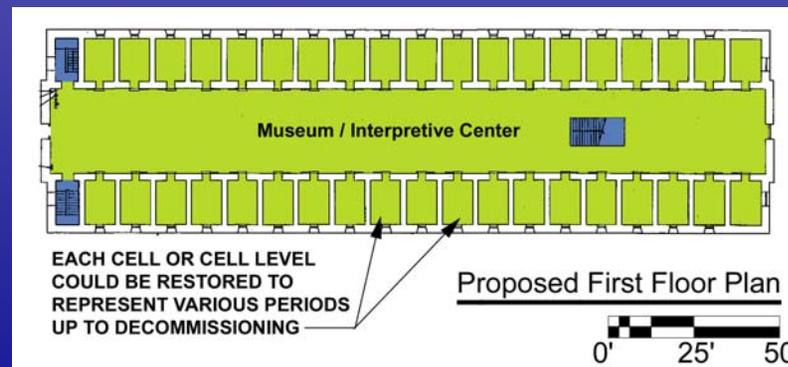
1. What period should the building be restored? Many modifications have occurred to the building since it's construction.
2. It appears that the roof overhang and soffits were removed exposing brick backup material above the stone walls, these should be restored.
3. Stone restoration will be necessary. There are crushed stones at various locations and missing stone mullions in the window openings that should be restored.
4. Integrating modern mechanical systems could be completely hidden. The extent to which this is done will be dependant on the interpretive philosophy for this building.

### Potential Uses

1. Prison Museum / Interpretive Center. Each floor level could be restored and furnished to represent distinct time periods of prison life as shown in the Alternate Section above.

**Possible Use Zones**

- Primary Use**  
This area identifies the primary use for the building
- Secondary Use**  
This area identifies additional uses for the building beyond the primary use
- Circulation**  
This area identifies a zone for potential hallways, new required stairs, lobbies and elevator cores
- Possible Addition**  
This area identifies a zone for potential development attached to this historic building and suggestion as to how it could be done in a sensitive manner



## *Architectural Elements*

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### Architectural Summary

1. Preserving the context of the site from a “public” view and a “user” view
2. Preserving the “Essence of the Prison”
3. Potential Building Uses Based On:
  - Structural Considerations
  - Architectural/Historic Value
  - Consensus Plan Proposed Land Uses



Framework Plan

*MSP Redevelopment Project*

# *Engineering Elements*

## Engineering Elements



# *Engineering Elements*

## Findings

- Existing Infrastructure Minimal and Antiquated Boiler Plant has residual value
- Building Systems (MEPF) are not suitable for commercial development



# *Engineering Elements*

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## Findings

- **New Utility Infrastructure required**
  - Electric
  - Gas
  - Water
  - Sewer
  - Data/Communications



# *Environmental Elements*

## Environmental Elements

*...Understanding the basics*



***The Built Environment***



***The Natural Resources***



## *Environmental Elements*

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### **Environmental Investigations** ...*the Built Environment*

- **Site Investigations**
- **Building Investigations**
- **HazMat Testing**
- **Records Search**
- **Interviews**
- **Phase I Environmental Assessment**



# *The Next Steps*

## The Next Steps

Planning + Design

Environmental Concerns

Operational Issues

*...What's on the radar screen?*



## *The Next Steps*

### The Next Steps

#### Planning + Design

Environmental Concerns

Operational Issues



### Planning + Design

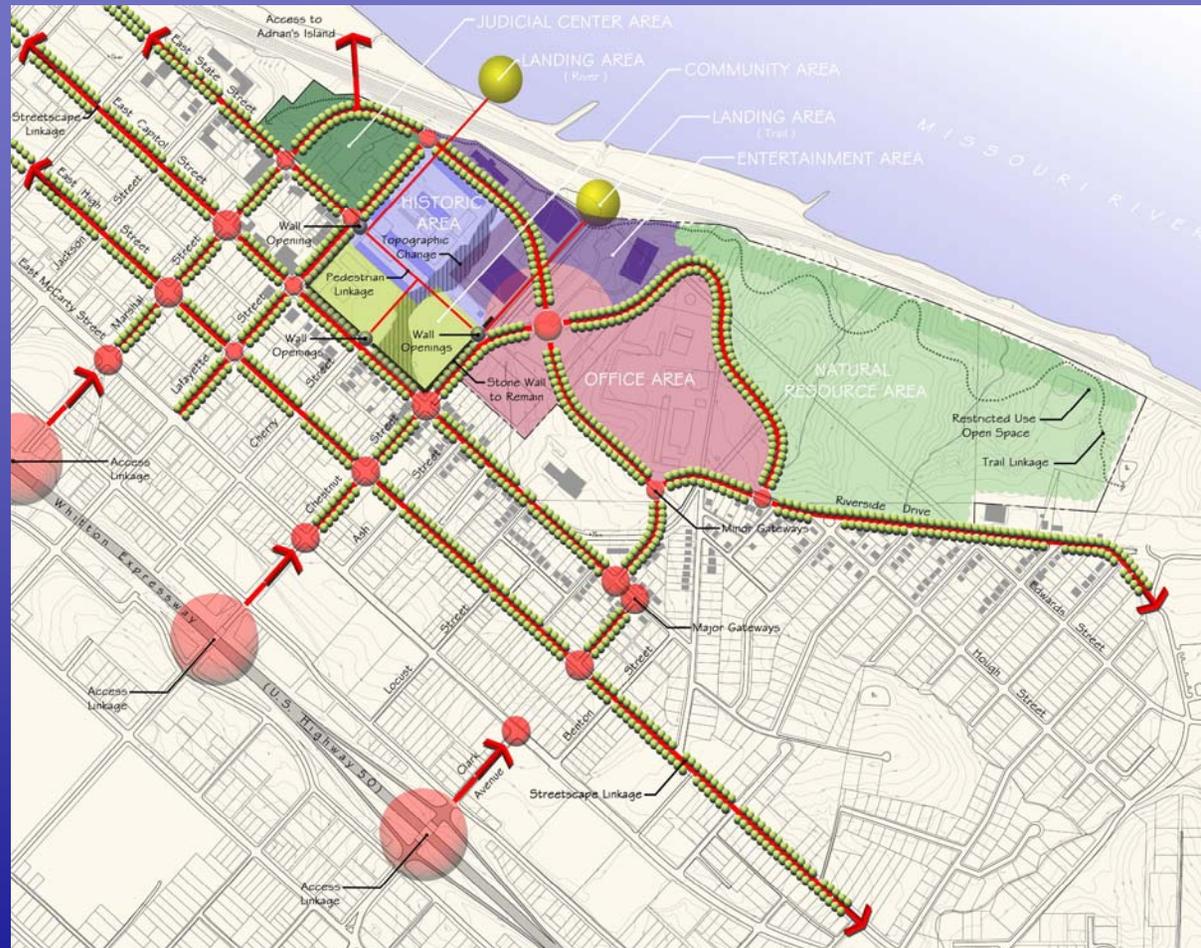
- Complete Framework Plan
- Facility Feasibility
- Facility Conversion
- Facility Protection (“Mothball”)
- New Infrastructure
- Reuse Existing Infrastructure
- Implementation Strategies
- Development Incentives
- Implementation/Phasing Plan
- Design Guidelines
- Community Context

# Consensus Plan

## Program Statement

### Program Statement

- Historic Area
- Judicial Center Area
- Community Area
- Office Area
- Landing Area
- Entertainment Area
- Natural Resources Area
- Additional Program Items



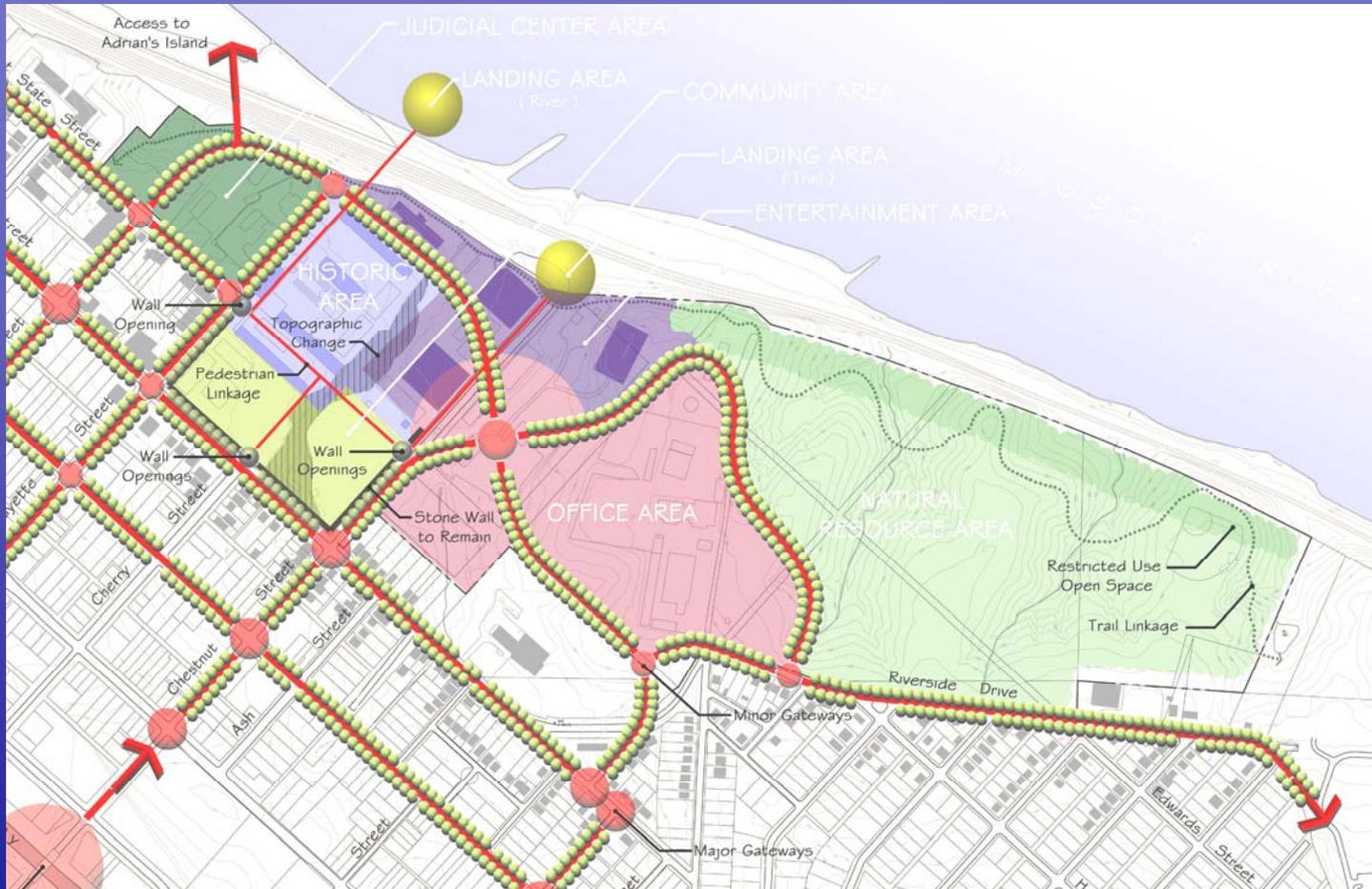
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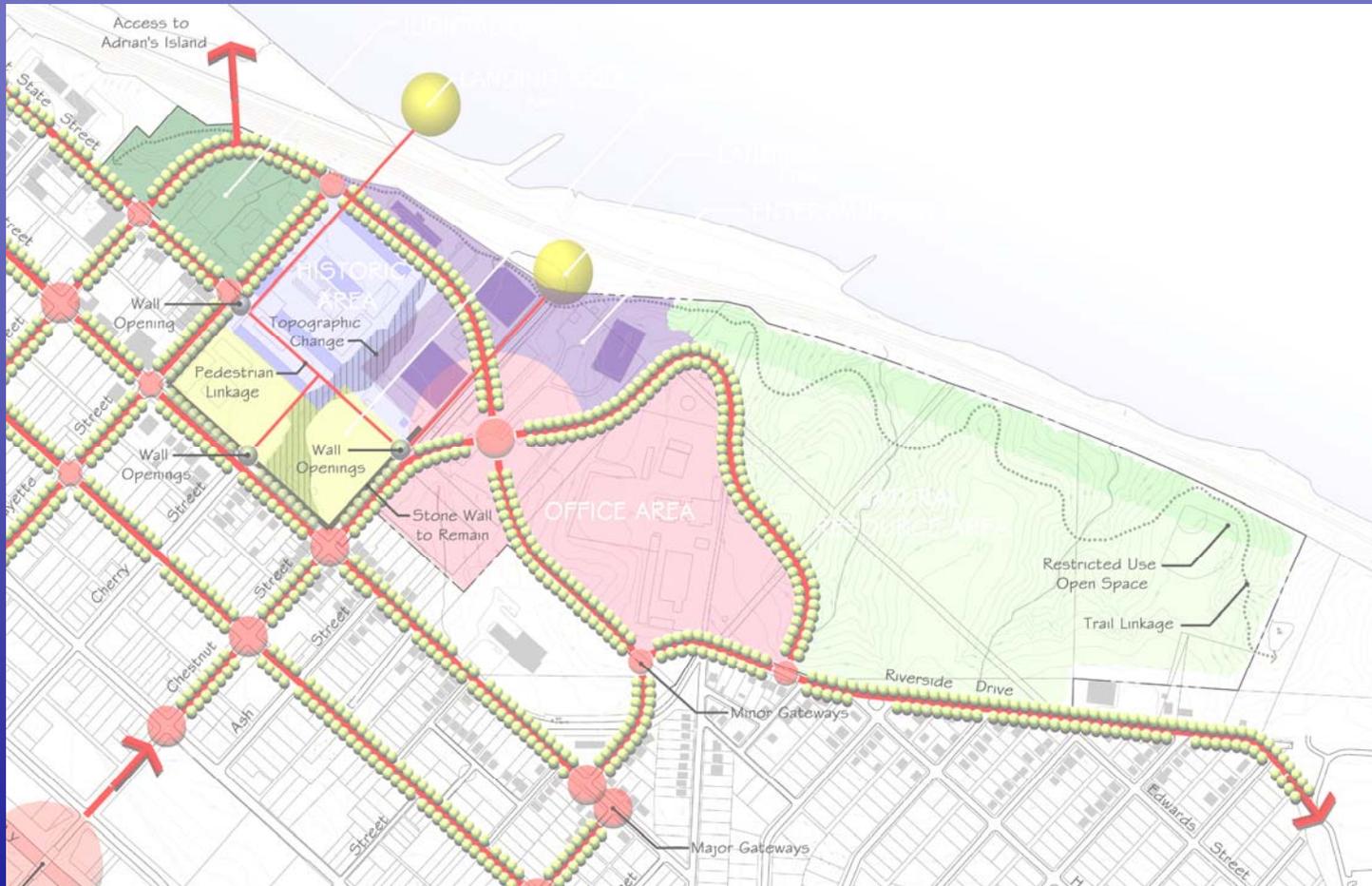
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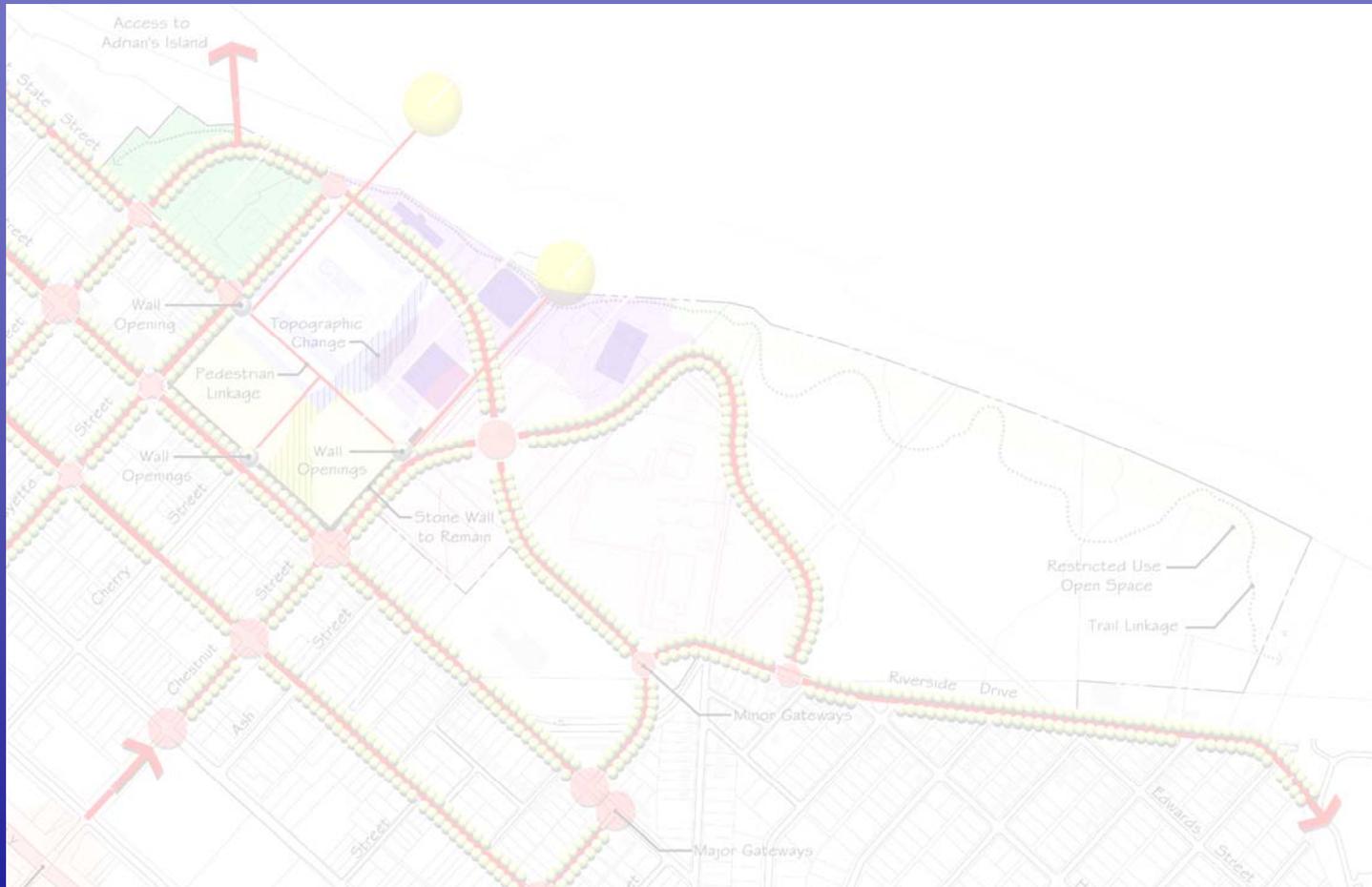
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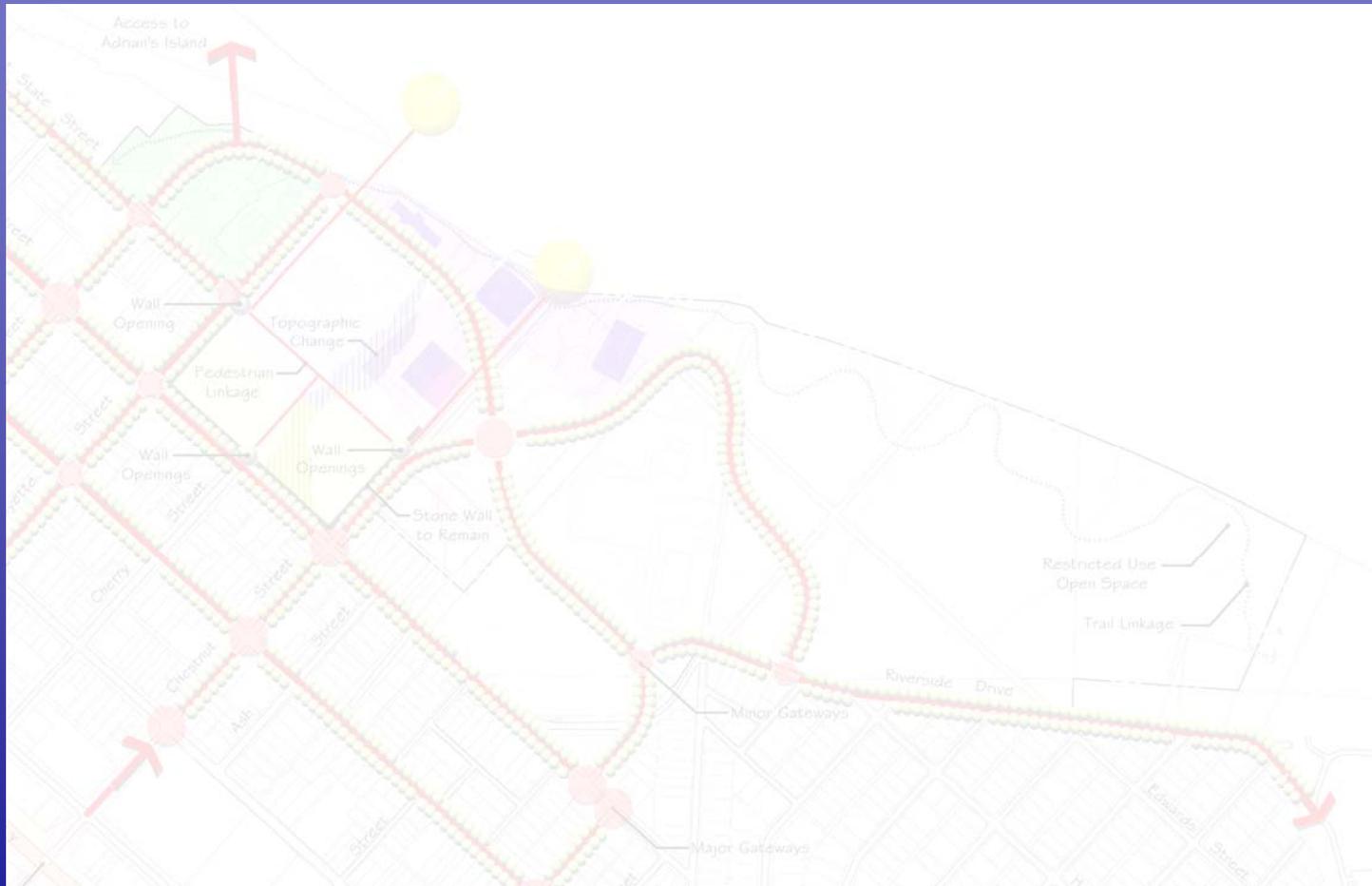
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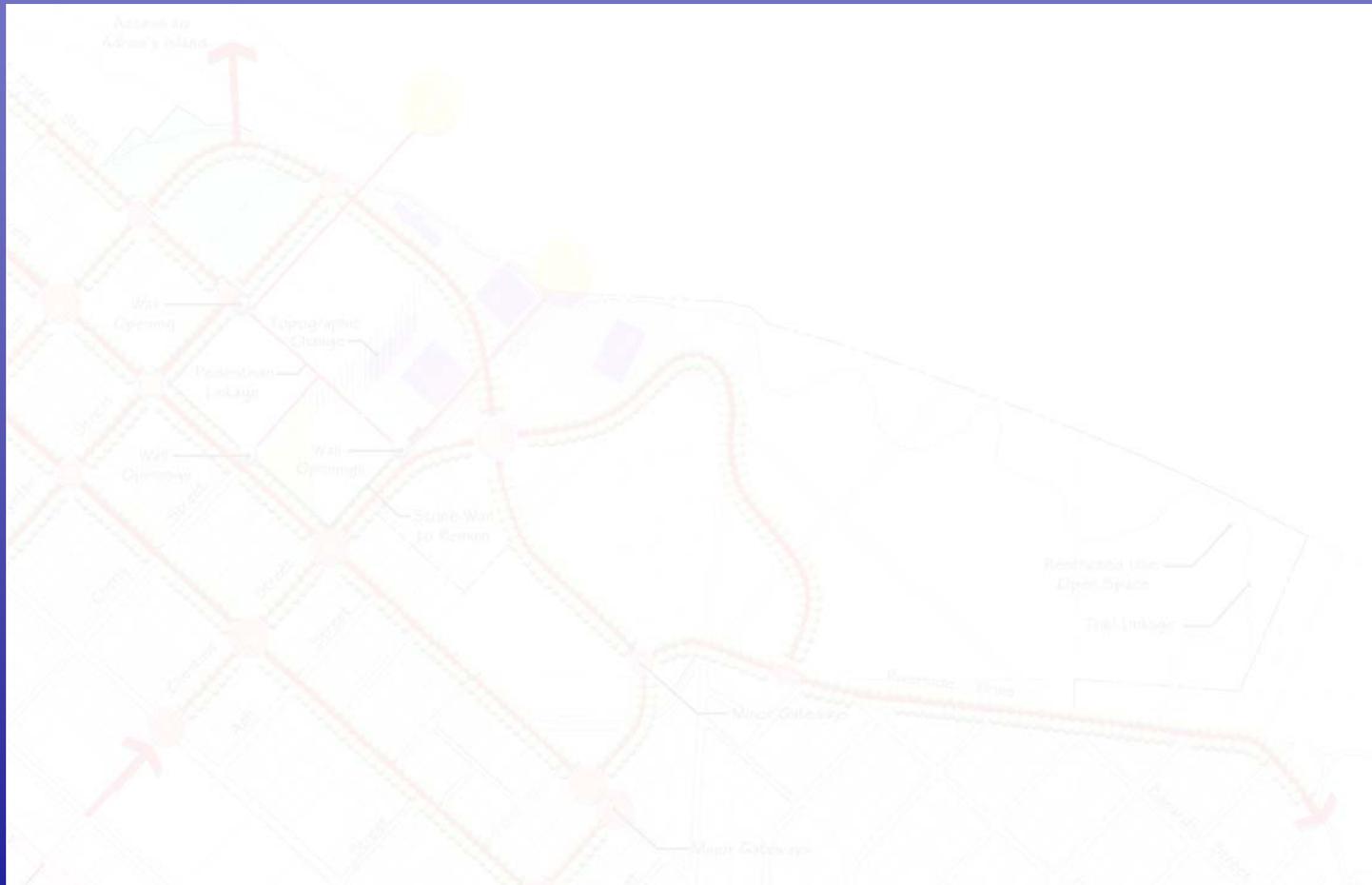
# The Consensus Plan



# The Master Plan



# The Master Plan



# *The Master Plan*



# The Master Plan



# The Master Plan



# The Master Plan



# The Master Plan



Framework Plan

*MSP Redevelopment Project*

# *The Master Plan*



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# *The Consensus Plan* Program Statement

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## Program Statement

- Historic Area
- Judicial Center Area
- Community Area
- Office Area
- Landing Area
- Entertainment Area
- Natural Resources Area



# *The Master Plan* Updated Program Statement

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## Program Statement

- **MSP Historic Area**  
(Historic Area & Community Area)
- **Public Service Campus**  
(Judicial Center Area)
- **Public Assembly Campus**  
(Entertainment Area & Landing Area)
- **Office Campus**  
(Office Area)
- **Natural Resources Area**



# The Master Plan Program Statement

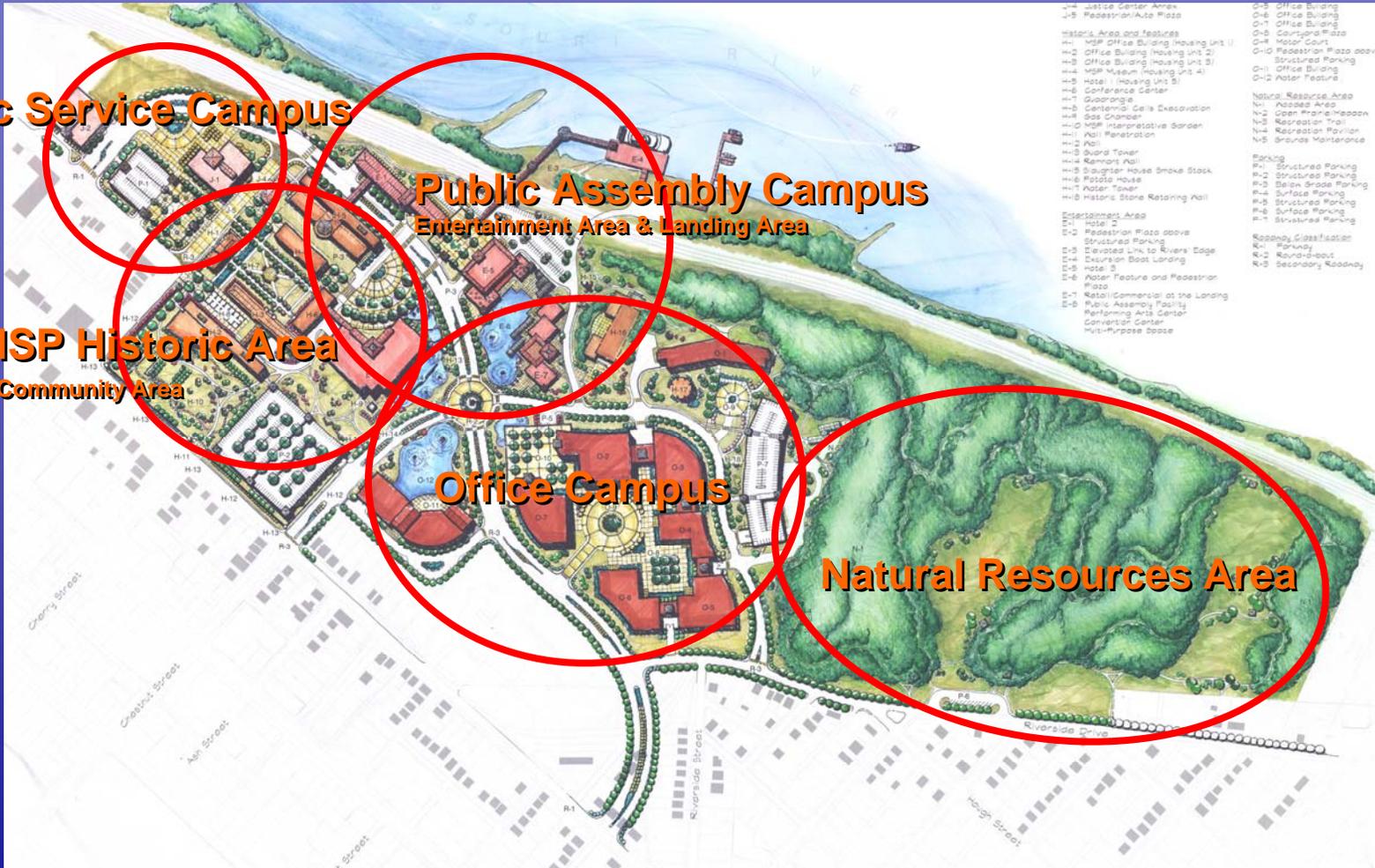
Public Service Campus

Public Assembly Campus  
Entertainment Area & Landing Area

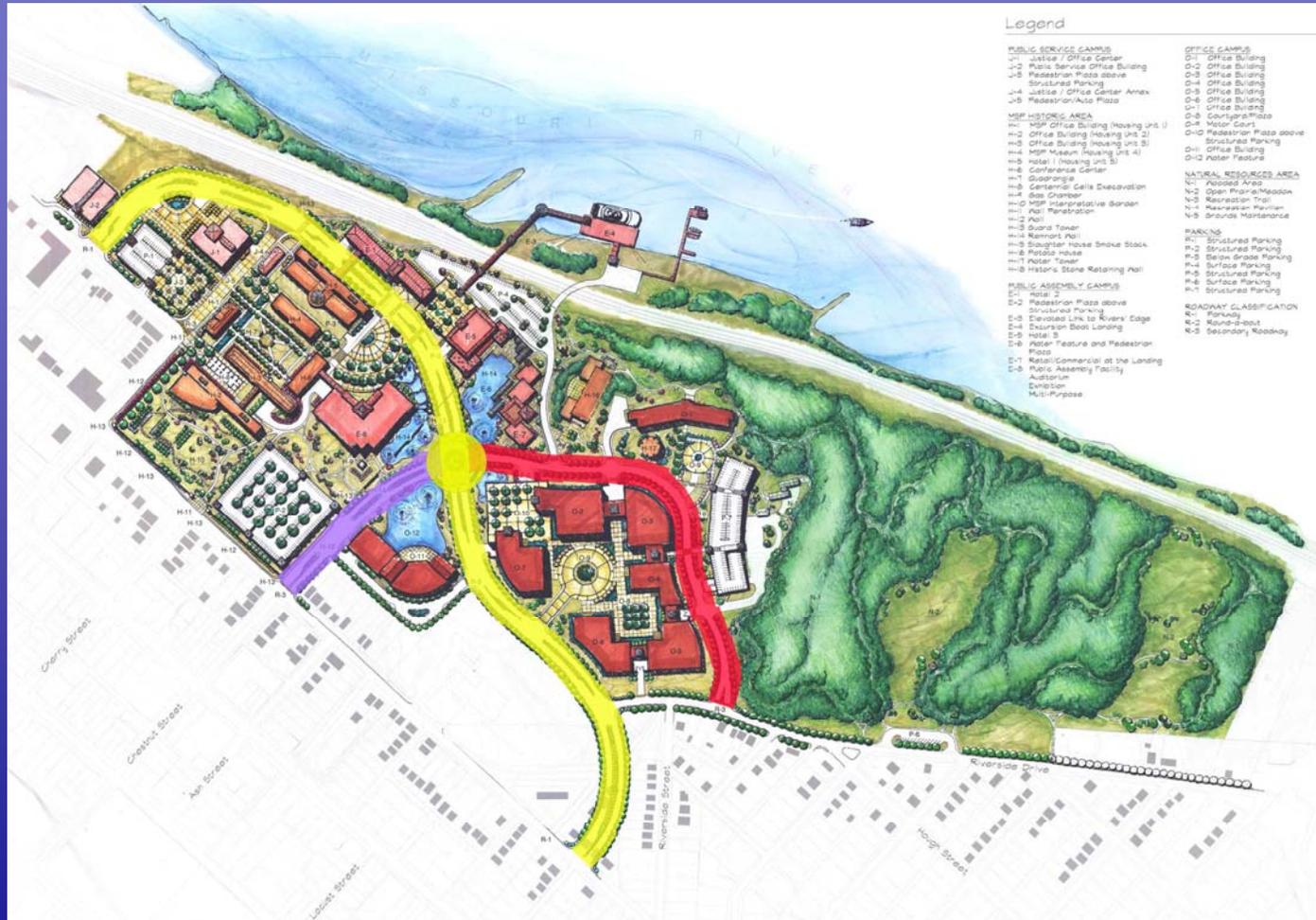
MSP Historic Area  
& Community Area

Office Campus

Natural Resources Area



# The Master Plan *Vehicular Circulation*



# The Master Plan Parking



# *The Master Plan* Vehicular Circulation



# *The Master Plan* Program Statement

## Program Statement Summary

| <u>Master Plan District</u>     | <u>Proposed/Reuse Area</u> | <u>Master Plan Parking</u>  |                          |
|---------------------------------|----------------------------|---|--------------------------|
| • <b>MSP Historic Area</b>      | 310,048 GFA                | 600 Structured Spaces   | P-2                      |
| • <b>Public Service Campus</b>  | 225,000 GFA                | 485 Structured Spaces   | P-1                      |
| • <b>Public Assembly Campus</b> | 605,500 GFA                | 650 Structured Spaces<br>100 Structured Spaces<br>300 Structured Spaces<br>250 Surface Spaces | P-2<br>P-3<br>P-3<br>P-4 |
| • <b>Office Campus</b>          | 1,000,000 GFA              | 850 Structured Spaces<br>600 Structured Spaces  | P-5<br>P-7               |
| • <b>Natural Resources Area</b> | NA                         | 15 Surface Spaces   | P-6                      |
| <b>Total Master Plan</b>        | <b>2,140,548 GFA</b>       | <b>3,850 Spaces</b>   |                          |

# *The Master Plan* Program Statement

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| <b>MSP Historic Area</b>          | <u>Proposed/Reuse Area</u> | <u>Master Plan Parking</u> |
|-----------------------------------|----------------------------|----------------------------|
| <b>Administration Building</b>    | 26,300 GFA                 |                            |
| Housing Unit #1 (26,300 sf)       |                            |                            |
| Historic Site                     |                            |                            |
| Museum/Interpretative             |                            |                            |
| MSP Commission Offices            |                            |                            |
| Redevelopment Office              |                            |                            |
| Support Retail / Commercial       |                            |                            |
| Tourist Information Center        |                            |                            |
| Film Site or Studio               |                            |                            |
| Educational                       |                            |                            |
| <b>Office Building</b>            | 72,000 GFA                 |                            |
| Housing Unit #2 (72,000 sf)       |                            |                            |
| Corrections Offices               |                            |                            |
| <b>Office Building</b>            | 48,000 GFA                 |                            |
| At Housing Unit #2                |                            |                            |
| New Building Addition (48,000 sf) |                            |                            |
| Corrections Offices               |                            |                            |
| <b>Centennial Cells</b>           |                            |                            |
| Historic Display                  | None                       |                            |

# The Master Plan Program Statement

| <b>MSP Historic Area</b> <i>(continued)</i> | <u>Proposed/Reuse Area</u> | <u>Master Plan Parking</u> |
|---|----------------------------|----------------------------|
| <b>Office Building</b>                      |                            |                            |
| Housing Unit #3 <i>(75,600 sf)</i>          |                            |                            |
| State Offices                               | 15,600 GFA                 |                            |
| Record Storage                              | 30,000 GFA                 |                            |
| Prison Museum (40%)                         | 30,000 GFA                 |                            |
| <b>MSP Museum</b>                           |                            |                            |
| Housing Unit #4 <i>(43,000 sf)</i>          | 43,000 GFA                 |                            |
| <b>Conference Center</b>                    |                            |                            |
| Historic Dining Hall (Basement)             |                            |                            |
| Power Plant (Basement)                      | 11,100 GFA                 |                            |
| Dining Rooms & Kitchen                      | 11,100 GFA                 |                            |
| Conference Center                           | 11,100 GFA                 |                            |
| Conference Center                           | 11,100 GFA                 |                            |
| <b>The Wall</b>                             |                            |                            |
| The Perimeter Wall                          |                            |                            |
| Guard Tower Reconstruction                  |                            |                            |
| The Old Wall                                |                            |                            |
| Pedestrian Openings                         |                            |                            |
| Vehicular Openings                          |                            |                            |

# The Master Plan Program Statement

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| <b>MSP Historic Area</b> <i>(continued)</i>      | <u>Proposed/Reuse Area</u> | <u>Master Plan Parking</u>       |
|--|----------------------------|----------------------------------|
| <b>The Gas Chamber</b> <i>(748 sf)</i>           | 748 GFA                    |                                  |
| <b>Community Area</b>                            | None                       |                                  |
| MSP Interpretative Garden                        | None                       |                                  |
| Pedestrian Linkages                              |                            |                                  |
| Open Space                                       |                            |                                  |
| Urban Plaza (interpretative plaza)               |                            |                                  |
| Office Space (see Housing Unit #2 Bldg Addition) |                            |                                  |
| <br>   |                            |                                  |
| <b>Total - MSP Historic Area</b>                 | <b>310,048 GFA</b>         | <b>600 Structured Spaces P-2</b> |

Framework Plan

MSP Redevelopment Project

# The Master Plan MSP Historic Area

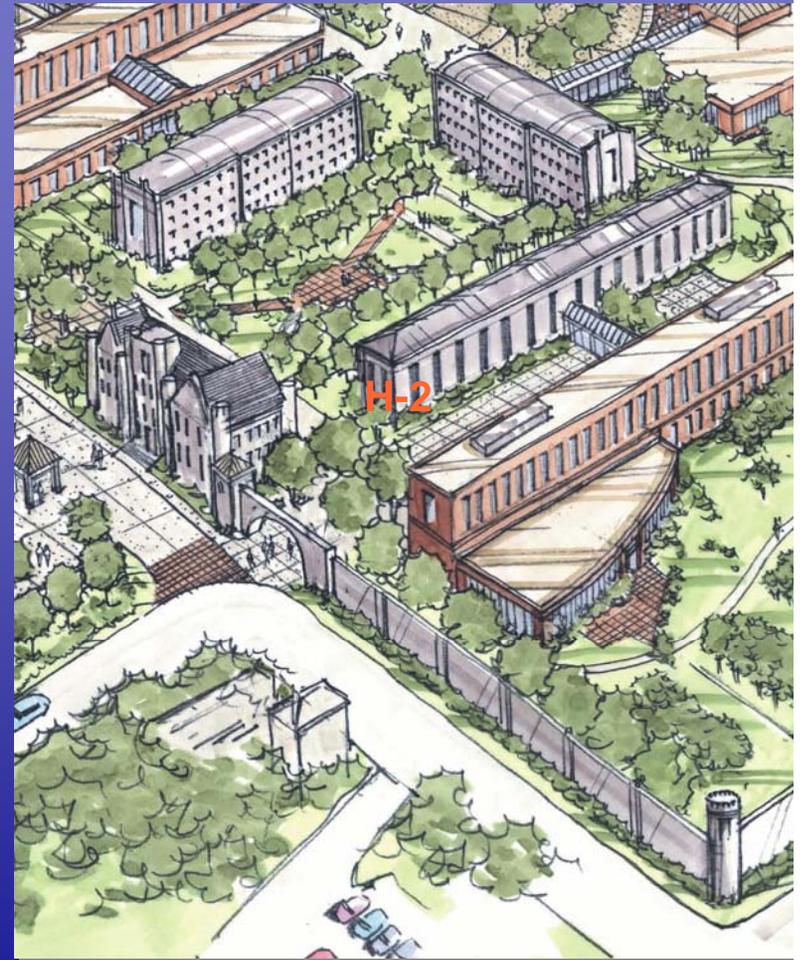


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Framework Plan

MSP Redevelopment Project

The Master Plan MSP Historic Area



# *The Master Plan* Program Statement

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## Public Service Campus

|                                       | <u>Proposed/Reuse Area</u> | <u>Master Plan Parking</u>       |
|---------------------------------------|----------------------------|----------------------------------|
| <b>Justice/Office Center</b>          | 150,000 GFA                |                                  |
| Court Rooms                           |                            |                                  |
| Offices                               |                            |                                  |
| Holding Space                         |                            |                                  |
| <b>Public Service Office Building</b> | 50,000 GFA                 |                                  |
| Private Office Space                  |                            |                                  |
| Support Retail/Commercial             |                            |                                  |
| Art Gallery                           |                            |                                  |
| Science Center                        |                            |                                  |
| <b>Justice/Office Center Annex</b>    | 25,000 GFA                 |                                  |
| Administrative Offices                |                            |                                  |
| Library                               |                            |                                  |
| Museum                                |                            |                                  |
| <b>Other</b>                          | None                       |                                  |
| Streetscape                           |                            |                                  |
| Pedestrian Entry Plaza                |                            |                                  |
| <b>Total - Public Service Campus</b>  | <b>225,000 GFA</b>         | <b>485 Structured Spaces P-1</b> |

Framework Plan

*MSP Redevelopment Project*

# *The Master Plan* Public Service Campus



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# *The Master Plan* Program Statement

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## Public Assembly Campus

|                                   | <u>Proposed/Reuse Area</u> | <u>Master Plan Parking</u> |
|-----------------------------------|----------------------------|----------------------------|
| <b>Hotel #1</b>                   |                            |                            |
| Housing Unit #5 (102,500 sf)      |                            |                            |
| Hotel (250 Rooms)                 | 102,500 GFA                |                            |
| <b>Hotel #1 Conference Center</b> |                            |                            |
| Housing Unit #5                   |                            |                            |
| Building Addition (50,000 sf)     |                            |                            |
| Meeting Rooms                     | 50,000 GFA                 |                            |
| <b>Hotel #2 (144,000 sf)</b>      |                            |                            |
| Hotel (275 Rooms)                 | 144,000 GFA                |                            |
| <b>Hotel #3 (100,000 sf)</b>      |                            |                            |
| Hotel (275 Rooms)                 | 100,000 GFA                |                            |
| <b>Public Assembly Facility</b>   | 125,000 GFA                |                            |
| Auditorium (25,000 sf)            |                            |                            |
| Exhibition (70,000 sf)            |                            |                            |
| Multi-Purpose Space (25,000 sf)   |                            |                            |
| Support (5,000 sf)                |                            |                            |

# *The Master Plan* Program Statement

## Public Assembly Campus *(continued)*

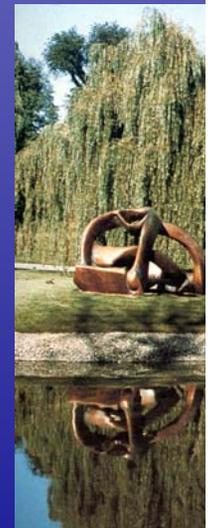
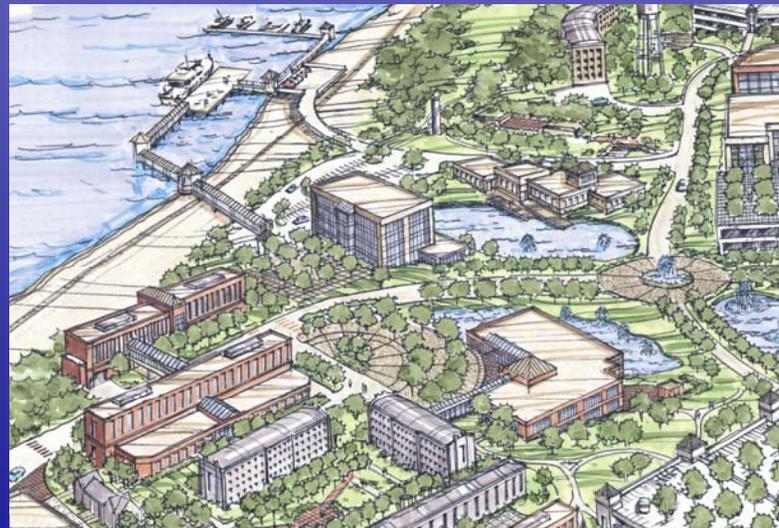
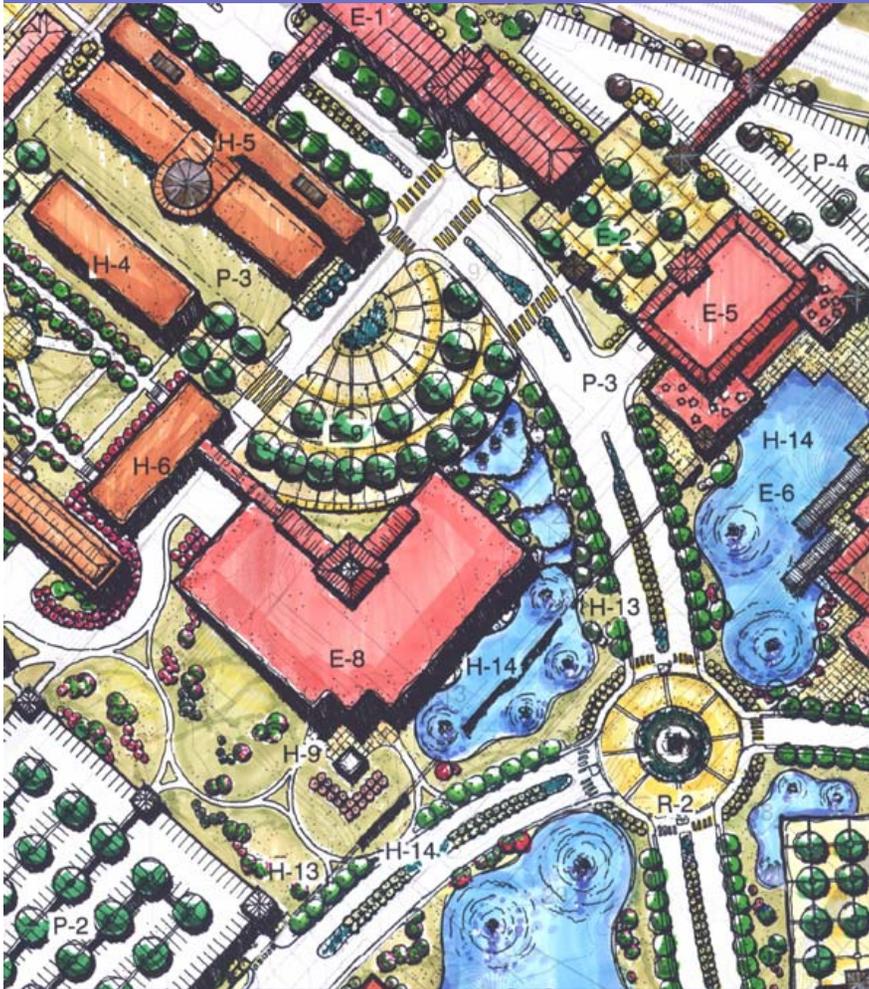
|   | <u>Proposed/Reuse Area</u> | <u>Master Plan Parking</u>    |
|---|----------------------------|-------------------------------|
| <b>The Landing</b>                              | 60,000 GFA                 |                               |
| Support Tourism Retail Shops                    |                            |                               |
| Restaurants                                     |                            |                               |
| Excursion / Riverboat Landing                   |                            |                               |
| Observation Deck / Tower (Pedestrian Only)      |                            |                               |
| Amtrak Station                                  |                            |                               |
| Pedestrian Linkages & Access to Adrian's Island |                            |                               |
| <b>Potato House (24,000 sf)</b>                 | 24,000 GFA                 |                               |
| Commercial / Retail                             |                            |                               |
| Farmers Market                                  |                            |                               |
| Interpretative Center                           |                            |                               |
| Trail Head                                      |                            |                               |
| Greenway Trail Connection                       |                            |                               |
| <b>Other</b>                                    | None                       |                               |
| Streetscape                                     |                            | 650 Structured Spaces P-2     |
| Public Plaza & Pedestrian Linkages              |                            | 100 Structured Spaces P-3     |
| Open Space, Lakes & Fountains                   |                            | 300 Structured Spaces P-3     |
|   |                            | <u>250</u> Surface Spaces P-4 |
| <b>Total – Public Assembly Campus</b>           | <b>605,500 GFA</b>         | <b>1300 Spaces</b>            |



Framework Plan

*MSP Redevelopment Project*

# *The Master Plan* Public Assembly Campus



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# *The Master Plan* Program Statement

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## Office Campus

Proposed/Reuse Area

Master Plan Parking

### State Government Office

750,000 GFA

- General Office Space (550,000 sf)
- DNR Green Building (120,000 sf)
- Health Lab (80,000 sf)
- Support Commercial / Retail
- Service Area
- Shuttle Access

### Private Business Office

250,000 GFA

- General Office Space
- Support Commercial / Retail
- Service Area
- Shuttle Access

### Other

None

- Streetscape
- Public Plaza
- Pedestrian Linkages
- Transportation Linkages

**850 Structured Spaces P-5**  
**600 Structured Spaces P-7**  
**1450 Spaces**

### Total – Office Campus

**1,000,000 GFA**

Framework Plan

*MSP Redevelopment Project*

# *The Master Plan* Office Campus

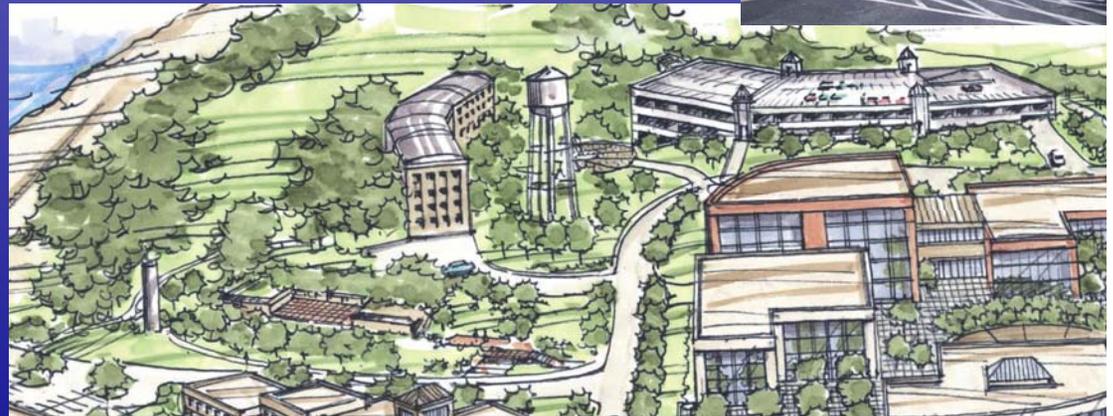
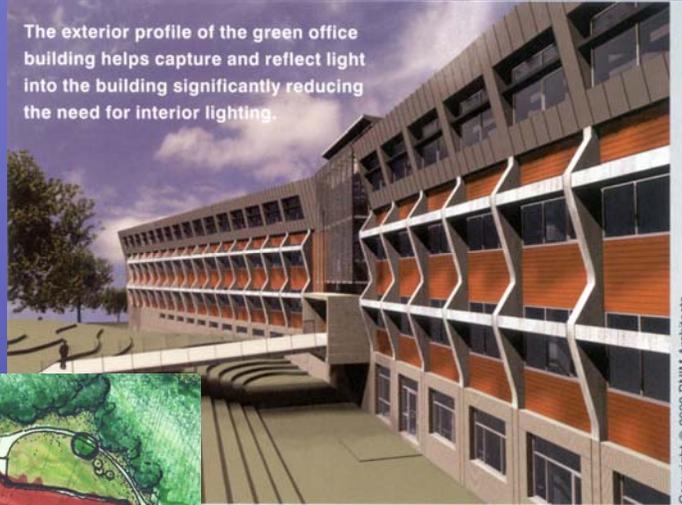


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# The Master Plan Office Campus



The exterior profile of the green office building helps capture and reflect light into the building significantly reducing the need for interior lighting.



# *The Master Plan* Program Statement

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## Natural Resources Area

Proposed/Reuse Area

Master Plan Parking

- Grounds Maintenance
- Riverfront Park
- Active and Passive Recreation
- Picnic Areas
- Public Land Open Space
- Greenway Trail Connection
- Botanical Gardens
- Amphitheater
- Reserve Land For Future

**Total – Natural Resources Area**

**NA**

**15 Surface Spaces P-6**

# The Master Plan *Natural Resources Area*



# The Master Plan



# *The Next Steps*

## The Next Steps

### Planning + Design



#### Archeological Investigations (I & II)

- DNR Site
- Lab Site
- Remaining Site

#### Phase II Archeological Investigations

- Remaining Site

#### Natural Resource Analysis

- Flora & Fauna
- Threatened & Endangered

#### Historic Designations

- Section 106 - Districts, Buildings & The Wall

#### Environmental Investigation (I & II)

- Remaining Site

# *The Next Steps*

## The Next Steps

### Planning + Design



#### **Decommission Existing Facility**

Demolition Phasing Plan (timeline / strategies)

Site & Building Demolition Plan

Demolition Material Recycle

Wall Stabilization

#### **New & Existing Infrastructure**

New & Existing Infrastructure Implementation Plan

Historic District Heating/Cooling

#### **Site Improvements**

On-site Road Plan

Parking Plan

Grading Plan

Landscape Plan

# *The Next Steps*

## The Next Steps

### Planning + Design



### Implementation Strategies & Planning

- Site & Architectural Design Guidelines
- Delivery Systems Guidelines
- Design / Build
- Lease Purchase
- Conventional
- Phasing Plan
- Facility Interim Use
- Public Access
- Decision Timeline

### Financial Guidelines & Planning

- Project Feasibility
- Development Fees
- Development Incentives
- Funding
- Revenue Generation

### Surplus Property Relocation

- Relocation Program
- Site Selection

Framework Plan

*MSP Redevelopment Project*

# *Questions & Answers*

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